

ZONING AND BUILDING AGENDA

SEPTEMBER 11, 2013

1. PUBLIC TESTIMONY

SPECIAL USE/UNIQUE USE

319867

DOCKETS #4914 8843 & #8844 - M & D UNLIMITED, INC., Owner, Route 5 South Hwy 59, Barrington, Illinois, Application (No. SU-12-13 & V-12-46; Z12059 & Z12060). Submitted by Barrington Pools, Inc., ~~Route 5 South Hwy 59, Barrington, Illinois~~. Seeking a SPECIAL USE, UNIQUE USE and VARIANCE in the R-1 Single Family Residence District to expand a lawfully existing Special Use (SU-88-05) to continue to operate a swimming pool sales and parts business that includes administrative/business offices, sales showroom and equipment and material storage for a retail swimming pool business (if granted under the companion V-12-46), ~~to reduce required rear setback to 5.69 feet; and reduce required interior (South) side setback to 4.29 feet~~ in ~~Section 21 of Barrington Township~~. Property consists of 0.65 of an acre, located on ~~route 5 South Hwy 59 to reduce rear year setback from the minimum required 100 feet to 5.69 feet (existing) and right interior side yard setback from the minimum required 30 feet to 4.29 feet (existing for metal buildings for storage of pool equipment and supplies (if granted under the companion SU-12-13)~~, in Section 21 in Barrington Township, County Board District #14. Intended use: Continued operation as a swimming pool sales business ~~and metal buildings for storage of pool equipment and supplies~~.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

*Referred to the Zoning Board of Appeals on 09/10/12.

**02/5/13 Deferred to the 2-27-13 Zoning & Building Committee Meeting.

***02/27/13 Deferred to the 3-20-13 Zoning & Building Committee Meeting.

****03/20/13 Deferred

*****7/31/13 Deferred to the 9/11/13 Zoning & Building Committee Meeting.

322580

Docket #8896 - ROGELIO DORIA, Owner, ~~2039 North Kirschoff Street, Melrose Park, Illinois 60164~~ ~~2030~~, Application (No. SU-13-0002; Z13021). Submitted by Anthony J. Peraica & Associates, Ltd. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue to use a single family home as a multi-family dwelling with three (3) apartments was amended as described herein from a prior application to two (2) apartments ~~in Section 33 of Leyden Township~~. Property consists of approximately 0.33 ~~0.303~~ of an acre located at 2039 North Kirschoff Street on the East side of Kirchoff Avenue Street approximately 200 ~~310~~ feet ~~South of Dickens Avenue~~ ~~North of Armitage Avenue~~

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in Section 33 in Leyden Township, County Board District #16. Intended use: Multi-family residence with three (3) apartments from the prior application to two (2) apartments.

Recommendation: Recommendation of Approval, as Amended.

Conditions: None

Objectors: Gregory Ignoffo, Administrator, Leyden Township; Louise Pennington, the City of Northlake, Leyden High Schools District #212; Jeffrey Sherwin, Mayor, City of Northlake; Commissioner Jeffrey R. Tobolski; Marilynn J. May, President, Village of River Grove; Tommy Thompson, Clerk, Franklin Park Village.

***Referred to the Zoning Board of Appeals on 3/11/13**

VARIATIONS

318476 DOCKET #8819 - GABRIELE SHILKAITIS, Owner/Applicant, Application (No. V-12-28; Z12035): Variation, previously approved, to reduce the lot area from minimum required 40,000 square feet to an existing 22,500 square feet (existing); and reduce the lot width from the minimum required 150 square feet to an existing 99.97 square feet (existing) for a new single family home with an attached garage on well and septic in the R-3 Single Family Residence District. The subject property consists of approximately .50 1/2 of an acre, located on the South side of Artesian Street, approximately 200 feet East of Woodlawn Avenue in Section 23 of Lemont Township, County Board District #17.

Recommendation: That the application be granted as amended. That the application be granted a one (1) year extension of time.

Conditions: None

Objectors: None

318650 DOCKET #8827 – KEVIN PHILBIN, Owner/Applicant, Application (No. V-12-34; Z12043): Variation, previously approved, to reduce rear yard setback from the minimum required 40 feet to 10 feet in order to expand the existing structure's two car attached garage to a four car attached garage and provide for an additional living space above the new garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.266 of an acre, located on the Southeast corner of Maynard Drive and Michael Manor in Section 11 of Maine Township, County Board District #9.

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Recommendation: ~~That the application be granted.~~ That the application be granted a one (1) year extension of time.

Conditions: None

Objectors: None

325065 DOCKET #8908 - NICK VITULLO, Owner/Andrew Venamore, Applicant, Application (No. V-13-32; Z13036): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet by 2 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached accessory garage. The Subject Property consists of approximately 0.195 of an acre located on the West side of Redwood Drive approximately 166.8 feet North of Bryn Mawr Avenue in Section 2 of Norwood Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325066 DOCKET #8910 - EDWARD LEEDOM, Owner/Agata Bielut, Applicant, Application (No. V-13-34; Z13039): Variation seeks to reduce the right interior side yard setback from the minimum required 15 feet to 13.7 feet to 8 1/2 inches in the R-4 Single Family Residence District. Variance is sought in order to construct an addition. The Subject Property consists of approximately 1.22 acres located on the West side of Whirlaway Drive approximately 655 feet North of Cornflower Trail in Section 17 of Northfield Township, County Board District #14.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325067 DOCKET #8911 - VIRGINIA A. CATTONI, Owner/Ivan Kutlesa, Applicant, Application (No. V-13-35; Z13040): Variation seeks to increase the height of a fence in the front yard from the maximum allowed 3 feet to a proposed 5 feet in the R-4 Single Family Residence District. Variance is sought for the installation of a 5 foot fence. The Subject Property consists of approximately 1.08 acres located on the East side of Katie Road approximately 241 feet North of Melissa Drive in Section 32 of Lemont Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

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325068 DOCKET #8912 - MALGORZATA PLEWA, Owner/Jacek Plewa, Applicant, Application (No. V-13-36; Z13041): Variation seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 6.81 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an exiting residence into compliance. The Subject Property consists of approximately 0.15 of an acre located on the North side of 72nd Street approximately 204.70 feet East of South Harlem Avenue in Section 30 of Stickney Township, County Board District #11.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325069 DOCKET #8913 - SUBURBAN CHICAGO, INC., Owner/Ivan Kutlesa, Applicant, Application (No. V-13-37; Z13042): Variation seeks to reduce the front yard setback from the minimum required 40 feet to a proposed 25 feet; and reduce the left interior side yard setback from the minimum required 15 feet to a proposed 5 feet in the R-4 Single Family Residence District. Variance is sought in order to construct an accessory detached boathouse. The Subject Property consists of approximately 1.58 acres located on the East side of Lemont Street approximately 220 feet South of 130th Place in Section 32 of Lemont Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325070 DOCKET #8914 - JOSEPH KRZYSIAK, Owner/Applicant, Application (No. V-13-38; Z13043): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet to an existing 0.7 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an existing shed into compliance. The Subject Property consists of approximately 0.23 of an acre located on the South side of Grandview Drive approximately 465.47 feet East of Haas Drive in Section 29 of Palos Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: Suffield Woods of Palos

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325071 DOCKET #8915 - MARGARET WUNSCHEL, Owner/Applicant, Application (No. V-13-39; Z13044): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet to a proposed 5.09 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of approximately 0.26 of an acre located on the North side of Dickens Avenue approximately 117.63 feet West of Fairfield Avenue in Section 33 of Leyden Township, County Board District #16.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325072 DOCKET #8916 - ROBERT ORLOVE, Owner/Andrew Venamore, Applicant, Application (No. V-13-40; Z13045): Variation seeks to reduce the left interior side yard setback from the minimum required 10 feet to a proposed 4.50 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of approximately 0.17 of an acre located on the East side of Fernwood Drive approximately 195 feet South of Victor Avenue in Section 12 of Maine Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325073 DOCKET #8917 - JAMES H. ANDERSON, JR., Owner/Athanas Fence Company, Inc. and Catherine O'Gorman, Applicants, Application (No. V-13-41; Z13046): Variation seeks to increase height of fence in the front yard from the maximum allowed 3 feet to 7 feet; and increase the left interior side yard from the maximum allowed 6 feet to 7 feet in the R-3 Single Family Residence District. The Subject Property consists of approximately 0.99 of an acre located on the North side of Illinois Road approximately 396 feet West of Romona Lane in Section 29 of New Trier Township, County Board District #13.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

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325074 DOCKET #8919 - SOPHIA MURILLO, Owner/Applicant, Application (No. V-13-43; Z13048): Variation seeks to reduce the right interior side yard setback from the minimum required 10 feet to a proposed 2.3 feet in the R-5 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of approximately 0.41 of an acre located on the South side of Morrison Avenue approximately 300 feet West of North Lee Street in Section 36 of Wheeling Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325075 DOCKET #8920 - SUBRAMANIAN RAJA KRISHNAMOORTHI, Owner/Applicant, Application (No. V-13-44; Z13049): Variation seeks to reduce the lot area from the minimum required 40,000 square feet to an existing 19,893 square feet; and reduce lot width from minimum required 150 square feet to an existing 132 square feet in the R-4 Single Family Residence District. Variance is sought to build a single family home on well and septic. The Subject Property consists of approximately 0.45 of an acre located on the Southwest corner of Morse Avenue and Logan Street in Section 34 of Schaumburg Township, County Board District #15.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325076 DOCKET #8921 - SCOTT HALL, Owner/Applicant, Application (No. V-13-45; Z13050): Variation seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.92 feet; reduce the left interior side yard setback from the minimum required 10 feet an existing 5 feet; reduce rear yard setback from minimum required 5 feet to an existing 2 feet; and reduce the distance between principle and accessory structures from the minimum required 10 feet to existing one (1) foot in the R-5 Single Family Residence District. Variance is sought to bring property into compliance. The Subject Property consists of approximately 0.19 of an acre located on the East side of Haber Avenue approximately 200 feet South of Wellington Avenue in Section 29 of Leyden Township, County Board District #16.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325077 DOCKET #8923 - JAVIER AND MARISELA CASCO, Owners/Applicant, Application (No. V-13-47; Z13053): Variation seeks to reduce the front yard setback from the minimum required 25 feet to an existing 10.3 feet; reduce right interior side yard setback from the minimum required 10 feet to an existing 0.3 feet; reduce left interior side yard setback from the minimum required 10 feet to an existing 2.6 feet; and reduce the rear yard setback from the minimum required 5 feet to an existing 2.81 feet in the R-5 Single Family Residence District. Variance is sought to bring lot into compliance. The Subject Property consists of approximately .09 of an acre located on the West side of Latrobe Avenue approximately 308.80 feet South of 50th Street in Section 09 of Stickney Township, County Board District #11.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

325078 DOCKET #8924 - CAROLYN J. BURTON, Owner/Applicant, Application (No. V-13-48; Z13054): Variation seeks to reduce the distance between the principal and accessory structure from the minimum required 10 feet to 7 feet in the R-5 Single Family Residence District. Variance is sought to construct a new garage. The Subject Property consists of approximately .37 of an acre located on the North side of Bonnie Brae Avenue approximately 200 feet East of North Lee Street in Section 36 of Wheeling Township, County Board District #9.

Recommendation: That the application be granted as amended

Conditions: None

Objectors: Wheeling Township Highway Commissioner/Neighbor R. Nevers

325079 DOCKET #8925 - UP RAILROAD, Owner/Clear Channel Outdoor, Ed Marcin, Applicant, Application (No. V-13-49; Z13055): Variation seeks to reduce the front yard setback from the minimum required 30 feet to a proposed 6.56 feet; and reduce the distance between two existing off-premise signs from the minimum required 500 feet to a proposed 158.45 feet to rebuild a sign in the I-1 Restricted Industrial District. The Subject Property consists of approximately 6.19 acres located on the Northeasterly corner of Willow Road and Shermer Road in Section 22 of Northfield Township, County Board District #14.

Recommendation: That the application be granted.

Conditions: None

Objectors: Village of Glenview by Resolution
Village of Northbrook

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325080 DOCKET #8926 - JONATHAN AND JILL INGOLIA, Owners/Applicants, Application (No. V-13-50; Z13057): Variation seeks to reduce the lot width from minimum required 150 feet to an existing 99 feet in the R-3 Single Family Residence District. Variance is sought for construction of a residence with attached garage. The Subject Property consists of approximately .91 of an acre located on the West side of Derby Road approximately 22 feet North of Red Drive in Section 34 of Lemont Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

NEW APPLICATION

325081 VINCENT AND ELIZABETH BRANDOLINE, 918 West 57th Street, La Grange, Illinois 60525-3450, Owners, Application (No. MA-13-0001). Submitted by Marc Ozer, 1101 South Madison Avenue, La Grange, Illinois 60525. Seeking a MAP AMENDMENT to rezone the subject property from the R-4 Single Family Residence District to the R-5 Single Family Residence District to subdivide the parcel into two (2) lots and to build two (2) new single family homes in Section 17 of Lyons Township. Subject property consists of approximately 0.69 of an acre. It is a "through lot" located between Plainfield Road on the North and West 57th Street on the South and approximately 315 feet East of Blackstone Avenue. County Board District #17. Intended use: To subdivide parcel into two (2) lots and to build two (2) new single family homes.

* The next regularly scheduled meeting is presently set for October 2, 2013.

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.